

LEASE

2,500 SF Warehouse Space

1008 W FARMER ST

Ozark, MO 65721

PRESENTED BY:

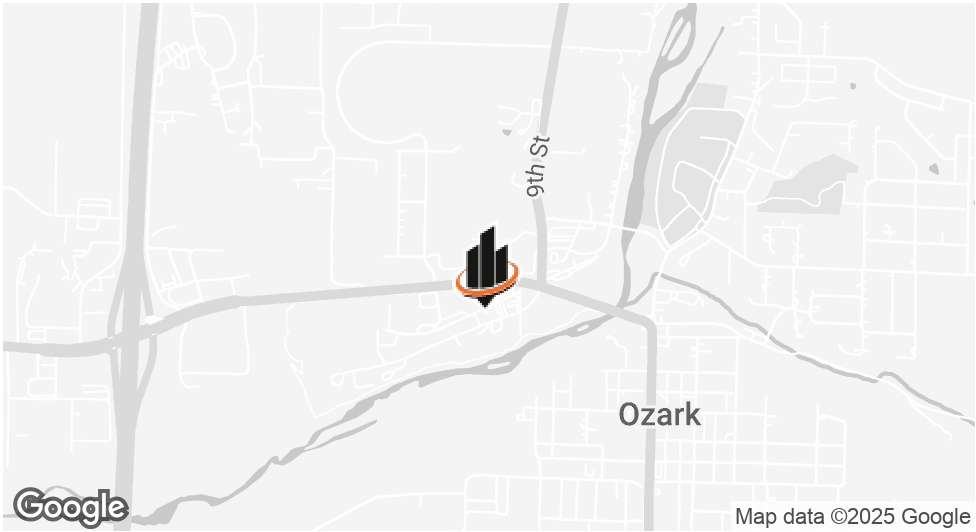
JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.50 SF/yr (NNN)
BUILDING SIZE:	11,250 SF
AVAILABLE SF:	2,500 SF
ZONING:	C-2
MARKET:	Ozark
CROSS STREETS:	West Farmer & N. 10th Street

PROPERTY OVERVIEW

Thank you for viewing this heated 2,500 SF warehouse space now available for lease at 1008 W Farmer Street in Ozark, Missouri. The space features a 14 ft grade level door, 14-16 ft ceilings and restroom. NNNs are estimated at \$2.61/SF/YR. Please contact the listing agent for additional information or to schedule a private showing. Thank you!

LOCATION OVERVIEW

Near the intersection of West Jackson Street and 9th street in Ozark. Neighboring businesses include The Ozark Mill, Finely Farms, The Garrison, Pizza Hut, Sonic, Finley River Motors, USPS, Casey's, Ozark Bank, Campbell Ford, Family Pharmacy, Wheeler Gardens and other local and national companies.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



Suite F for Lease: 2,500 SF

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EXTERIOR PHOTOS



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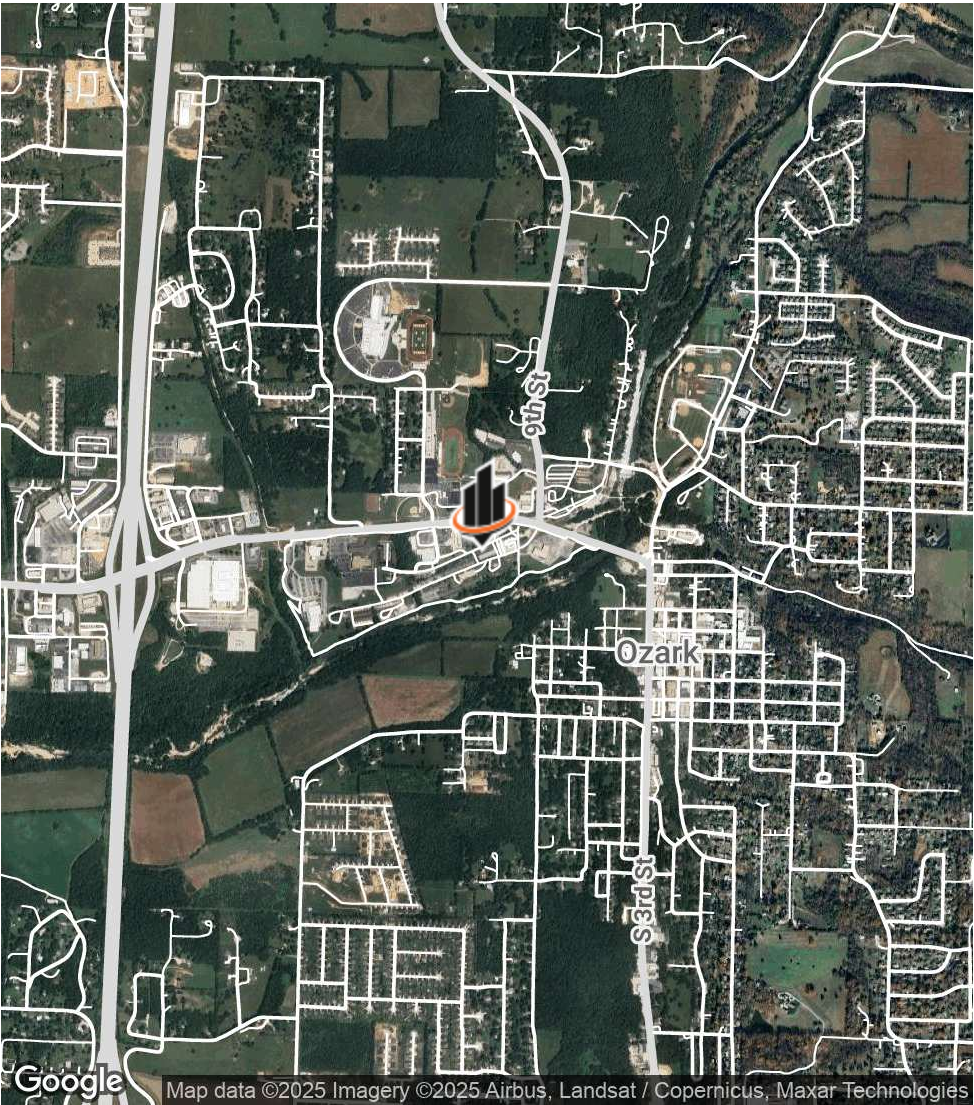
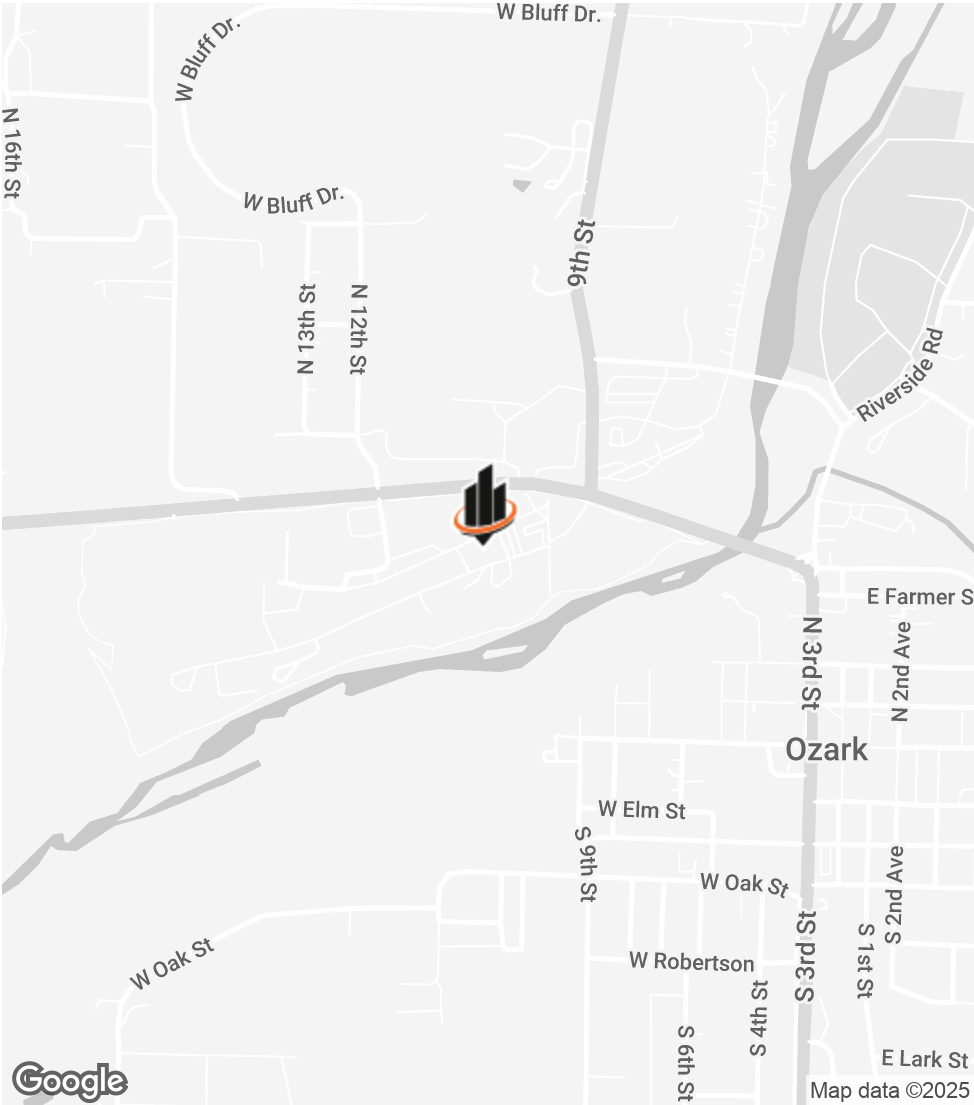
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

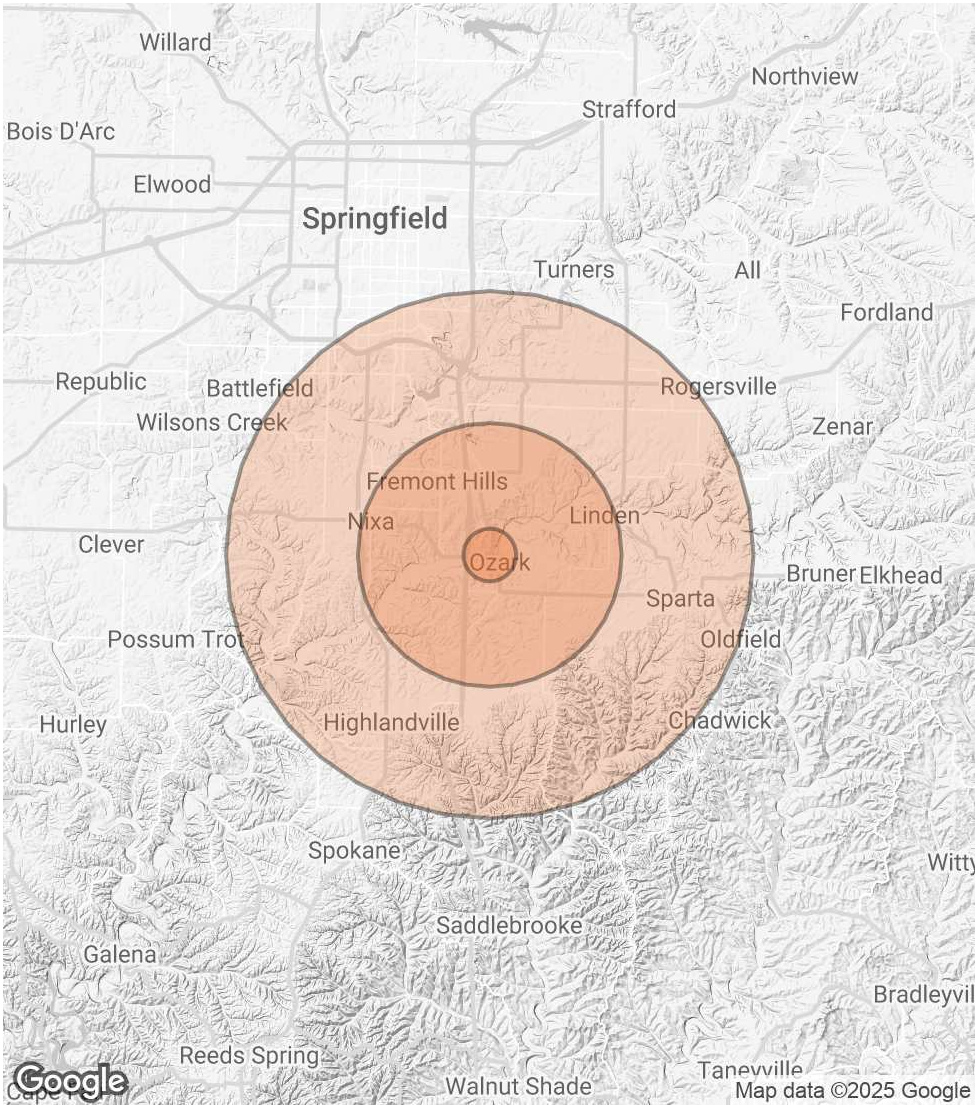
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	4,878	44,308	124,011
AVERAGE AGE	35.4	37.5	41.8
AVERAGE AGE (MALE)	34.0	36.3	40.0
AVERAGE AGE (FEMALE)	37.1	38.5	43.0

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,649	17,214	53,004
# OF PERSONS PER HH	3.0	2.6	2.3
AVERAGE HH INCOME	\$65,309	\$73,967	\$80,516
AVERAGE HOUSE VALUE	\$163,056	\$190,923	\$207,441

2020 American Community Survey (ACS)



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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

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SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhon, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain is Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

- Springfield Chamber of Commerce
- Springfield Board of Realtors

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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